

The seal of the State of Kansas is a circular emblem. It features a central scene of a landscape with a rising sun over mountains, a river, a windmill, a barn, and a plow being pulled by a team of oxen. The words "GREAT SEAL OF THE STATE OF KANSAS" are inscribed around the perimeter, and "JANUARY 29, 1861" is at the bottom. The motto "AD AMERICANA" is partially visible at the top.

**BROWNFIELD TARGETED ASSESSMENT
APPLICATION PACKAGE**

**KANSAS DEPARTMENT OF HEALTH AND
ENVIRONMENT
BUREAU OF ENVIRONMENTAL REMEDIATION
1000 SW JACKSON, SUITE 410
TOPEKA, KANSAS 66612**

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PART A

**BROWNFIELD TARGETED ASSESSMENT
INFORMATION**

KDHE, under a Cooperative Agreement with EPA, is conducting Brownfield Targeted Site Assessments (BTA) of publicly owned property, as well as properties owned by not-for-profit organizations, across the state. Often, local governments have acquired contaminated properties through foreclosure for back taxes, land donations, or may already own property they would like to sell for redevelopment purposes. It is sometimes difficult for local governments to find adequate funding to pay for environmental assessments (Phase I and Phase II Assessments for Due Diligence) prior to redevelopment. The BTA Program provides funding and technical assistance to assist communities in assessing properties. Often, it is the unknown condition of the environment that dissuades developers from considering properties, not actual contamination. Brownfields Targeted Assessments are reviewed and future decisions for the property are endorsed by both state and federal government.

I. INTRODUCTION

A. What are Brownfields?

The term 'brownfields' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

B. Why are environmental assessments important?

Environmental assessments determine if contamination is present, and to some extent, the significance of the impact present at a property. The assessment provides answers to many of the questions regarding potential cleanup costs and environmental liability associated with brownfield properties.

C. Why is redevelopment of brownfields important?

Redevelopment of brownfields potentially benefits the environment, the community, and industry by:

- preserving undeveloped greenspace
- cleaning up contaminated properties, thereby mitigating potential health risks
- recycling and utilizing preexisting infrastructure and services
- returning properties to tax rolls
- creating employment opportunities

II. KDHE ASSISTANCE

A. What type of information is collected during the Phase I assessment?

The following information is collected during Phase I activities:

- Records review - a review of all state and federal records to identify any contaminated sites in the vicinity of the property. This review will also include identification of all physical characteristics of the property including geologic and topographic conditions. All historical uses of the property will be identified and all recorded land and title information will be collected.
- Site Reconnaissance -the property, and adjacent properties, will be observed visually and physically. All evidence of current and historical facilities use will be documented.
- Interviews with owners and occupants - KDHE will conduct interviews with these individuals to obtain information indicating the recognized environmental conditions in connection with the property.

B. What type of sampling may be conducted during the Phase II assessment?

The following media may be sampled by KDHE during a Phase II assessment:

- soil
- sediment
- ground water
- surface water
- drums and other chemical waste containers
- tanks
- building materials (i.e. asbestos and lead paint)

C. What type of report is generated by KDHE?

KDHE, or KDHE's contractors, will completed a Brownfields Targeted Assessment report to include, at a minimum, the following sections:

- Introduction
- Property Description
- Property History
- Soil Characteristics, Geology, and Hydrogeology
- Property Reconnaissance and Sampling
- Analytical Results
- Conclusion
- References

D. What if contamination is found on the property?

Should the assessment reveal contamination on the property, KDHE will request a meeting with the applicant to discuss the following possibilities:

- removal options
- identification of the actual discharger
- participation in KDHE's Voluntary Cleanup Program where the applicant can pursue cleanup if necessary prior to redevelopment and can receive a No Further Action Determination for the property
- cleanup standards/goals/technologies
- available funding mechanisms
- redevelopment suitability regarding environmental issues (i.e. land use restrictions, nonresidential/residential redevelopment)

PART B

BROWNFIELDS TARGETED ASSESSMENT APPLICATION INFORMATION

BEFORE COMPLETING THE APPLICATION, PLEASE READ THE FOLLOWING INFORMATION:

The Brownfields Targeted Assessment (BTA) is an excellent opportunity for units of government to obtain environmental information to assist in their redevelopment endeavors. KDHE's goal is to assess communities in putting abandoned properties into productive reuse and to promote sustainable development/growth.

Preference will be given to properties with a proposed end use, which may allow flexibility in setting cleanup objectives, thus facilitating a quicker cleanup and redevelopment process. Properties with complete redevelopment plans or with a prospective purchaser currently under consideration will also be given preference. Applications providing the best evidence of a true need with community support have the best chance of being selected.

Who is eligible?

Any unit of government (city, town, county, municipality, not-for-profit organization, etc.) may submit a property for assessment.

What types of properties are eligible?

All types of properties may receive an assessment, with some exceptions. KDHE's primary focus is on industrial and commercial properties; however, residential areas may be considered under special circumstances. Properties subject to enforcement action associated with environmental contamination are not eligible (Superfund sites, etc.). Units of government may petition for exceptions.

Who reviews the application?

Both KDHE and EPA review the applications. Applications from all units of government, regardless of size or geographic location, will be given equal consideration. Applications should be clear and concise, follow the criteria (indicated in Part C), and provide sufficient detail for KDHE to compare the merits of each and decide which applications best support the intent of the program. KDHE will prioritize the properties to receive an environmental assessment based on the applications best meeting the criteria.

How are the applicants notified?

Selected applicants will receive a confirmation letter within three weeks of the receipt of the application. A meeting or teleconference will be held with the applicant, explaining what the project will consist of and the respective responsibilities of each party. KDHE intends to actively work with the applicant to meet the community's needs. Applicants who are not selected will also be notified in writing; however, all applications are kept on file for later considerations.

What services may the unit of government need to provide?

Federal funds are currently used to pay for Brownfield Targeted Assessments; however, KDHE may ask the respective unit of government to provide "in-kind" services. These services may consist of surveying the property, assisting KDHE in the proper disposal of soil and ground water generated during the assessment, and gaining access to neighboring properties.

How long will the assessment take once the application is approved by EPA?

Upon approval of the application, assessment activities will be initiated within 30 days. The average time for completion of a BTA (both Phase I and Phase II assessment) is approximately 3 to 4 months from the date the application is received until the report is submitted to the EPA for approval. Time frames may be expedited depending on the work load and other issues.

PART C

***BROWNFIELDS TARGETED ASSESSMENT
APPLICATION FORM***

**KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT
BROWNFIELDS TARGETED ASSESSMENT
APPLICATION FORM**

SECTION 2 CONTINUED

PAST SITE USES (Types of manufacturing, etc.)	APPROXIMATE DATES	
BUILDINGS ON SITE	SQUARE FOOTAGE	CONDITION (usable, gutted, razed, etc.)
PRIOR SITE ASSESSMENT ACTIVITIES	NONE	UNKNOWN
Describe Conclusions of prior site assessment activities (or attach relevant portions of report(s)). If reports are unavailable, identify consultant, client, and approximate date of study.		

SECTION 3

FUTURE SITE ACTIVITIES

<p>SITE ASSESSMENT NEEDS</p> <p>Describe difficulties related to perceived contamination that have hindered reuse of the property.</p>
<p>ANTICIPATED FUTURE USE:</p> <p>RESIDENTIAL RECREATIONAL COMMERCIAL/RETAIL INDUSTRIAL</p> <p>OTHER:</p> <p>Describe applicant's proposed reuse plan:</p>
<p>DESCRIBE ANY FINANCIAL INCENTIVES PLANNED TO SPUR DEVELOPMENT AND/OR CLEANUP AND PROPOSED FUNDING SOURCES: (Tax incentives, etc.)</p> <p><i>This program is for site assessment only, cleanup money is not being offered as part of this program.</i></p>
<p>DESCRIBE PUBLIC INTEREST AND/OR COMMUNITY INVOLVEMENT IN SITE REUSE PLANNING:</p>

PLEASE RETURN FORM TO:

**BRIDGET Wilson, Unit Chief, Orphan Sites Unit
Remedial Section
Kansas Department of Health and Environment
Bureau of Environmental Remediation
1000 SW Jackson, Suite 410
Topeka, Kansas 66612**